



Staff Report to the Western Weber Planning Commission

Weber County Planning Division

Synopsis

Application Information

Application Request: Consideration and action on a request to amend an existing Conditional Use Permit Site Plan by adding a new salt storage building at Great Salt Lake Minerals.

Agenda Date: Tuesday, February 12, 2013

Applicant: Gordon Hyde-Great Salt Lake Minerals / Brian Lloyd-Risun Technologies

File Number: CUP #2013-04

Property Information

Approximate Address: 765 North & 10500 West, Ogden, Utah 84404

Project Area: Parcel Area: 543.25 Acres / Site Area: 20,000 sqft.

Zoning: Manufacturing -3 Zone (M-3)

Existing Land Use: Mineral/ Chemical Manufacturing

Proposed Land Use: Mineral/ Chemical Manufacturing

Parcel ID: 10-032-0004, 10-032-0005 & 10-032-0011

Township, Range, Section: T6N, R3W, Sections 6

Adjacent Land Use

North:	Vacant / Manufacturing	South:	Vacant / Manufacturing
East:	Vacant / Manufacturing	West:	Vacant / Manufacturing

Staff Information

Report Presenter: Scott Mendoza
smendoza@co.weber.ut.us
801-399-8769

Report Reviewer: RS

Applicable Ordinances

- Weber County Zoning Ordinance Chapter 22A (M-3 Zone)
- Weber County Zoning Ordinance Chapter 22-C (Conditional Uses)
- Weber County Zoning Ordinance Chapter 36 (Design Review)

Background

Great Salt Lake (GSL) Minerals is requesting approval of an amendment to an existing Conditional Use Permit Site Plan due to the addition of a new salt storage building. The storage building is intended to house up to 460 pallets of individually bagged salt. See Map 1, on page 3 of Staff Report, for the approximate location of the proposed salt storage building. See Exhibit "A" for the application, project narrative, and the applicant's responses regarding the criteria upon which an approval should be based.

The GSL Minerals plant is located in an M-3 Zone, where the following conditional uses are allowed:

- Metals and metal products extraction, treatment, and processing including the extraction, processing and manufacturing of magnesium chloride, magnesium, potassium, sodium, lithium, boron, bromine and their salts or chemical derivatives are allowed
- Manufacture, processing, refining, treatment, distillation, storage or compounding of the following: Acid, ammonia, bleaching powder and chlorine; fireworks or explosives, asphalt, chemicals of an objectionable or dangerous nature, creosote, disinfectants or insecticides; bones, coal or wood, fertilizer, gas, glue, size or gelatin, ore, potash...

The proposed site plan shows the new (permanent) building with a footprint of 16,640 (80'x208') square feet. The building will stand 37 feet tall and be constructed of structural pipe trusses, fastened to a typical concrete footing/foundation wall, and a white exterior fabric skin. It will have a "hemisphere" or "cabin" shape with two flat (vertical) end walls, each

providing space for a fourteen foot equipment (garage) door, exhaust fan, and standard man door. There are no new signs associated with this project. See Exhibit "B" for proposed site plan. See Exhibit "C" for building details.

In 2005, GSL Minerals received a variance from the Weber County Board of Adjustment relating to landscaping requirements. The variance required GSL to set enough property aside to meet the 10% landscaping requirement, but allowed natural landscaping to be used in place of new landscaping. The site contains more than 200 acres that are set aside as natural landscaping.

The Weber County Engineer's Office, the Weber Fire District, and the Weber County Building Official have responded with no significant concerns and have approved the project as proposed; however, additional fees, plan, and permit requirements apply, e.g., Storm Water Construction Activity Permit, Storm Water Pollution Prevention Plan, Building Plan Review, and Building Permit. The Weber-Morgan Health Department is working with the applicant to verify underground (septic) utility locations. The applicant has provided a utility plan showing that the proposed building location will have no impact on any utilities. Health Department approval is anticipated due to the information shown on GSL Minerals' Master Utility Plan. See Exhibit "D" for review agency comments and GSL Minerals' Master Utility Plan.

Culinary water and wastewater services already exist.

Summary of Planning Commission Considerations

- Does the proposed use meet the requirements of applicable County Ordinances?
- Are there any potentially detrimental effects that need to be mitigated by imposing conditions of approval, and if so, what are the appropriate conditions?
- In order for a conditional use permit to be approved it must meet the requirements of Chapter 22C (Conditional Uses), specifically, Section 22C-4 (Criteria for Issuance of Conditional Use Permit). Has the applicant demonstrated compliance with the Section listed below:

22C-4. Criteria for Issuance of Conditional Use Permit

Conditional uses shall be approved on a case-by-case basis. The Planning Commission shall not authorize a Conditional Use Permit unless evidence is presented to establish:

1. *Reasonably anticipated detrimental effects of a proposed conditional use can be substantially mitigated by the proposal or by the imposition of reasonable conditions to achieve compliance with applicable standards. Examples of potential negative impacts are odor, vibration, light, dust, smoke, or noise.*
2. *That the proposed use will comply with the regulations and conditions specified in the Zoning Ordinance and other applicable agency standards for such use.*

Conformance to the General Plan

The Great Salt Lake Minerals proposal conforms to the General Plan by complying with all standards found in the Weber County Zoning Ordinance. The project is located in an M-3 Zone where heavy manufacturing is anticipated.

Conditions of Approval

- Compliance with the Weber County Zoning Ordinance.
- Requirements of the Weber County Engineering Division.
- Requirements of the Weber-Morgan Health Department.
- Requirements of the Weber Fire District.
- Requirements of the Weber County Building Official.

Staff Recommendation

Staff recommends approval of the GSL Minerals proposal based on its compliance with applicable County Ordinances including the criteria listed in Chapter 22C-4 (Basis for issuance of Conditional Use Permit).

Exhibits

- A. Land owner's application, project narrative, and written information regarding the Criteria for Issuance of a Conditional Use Permit.
- B. Site plan.
- C. Photo of existing building.

Map 1



Weber County Conditional Use Permit Application			
Application submittals will be accepted by appointment only. (801) 399-8791. 2380 Washington Blvd. Suite 240, Ogden, UT 84401			
Date Submitted / Completed 1/28/2013	Fees (Office Use)	Receipt Number (Office Use)	File Number (Office Use) CUP 2013 04
Property Owner Contact Information			
Name of Property Owner(s) Great Salt Lake Minerals Corporation		Mailing Address of Property Owner(s) 765 North 10500 West Ogden, Utah 84404	
Phone 801-731-3100	Fax 801-731-4881		
Email Address (required) kernerw@compassminerals.com		Preferred Method of Written Correspondence <input checked="" type="checkbox"/> Email <input type="checkbox"/> Fax <input type="checkbox"/> Mail	
Authorized Representative Contact Information			
Name of Person Authorized to Represent the Property Owner(s) William Kerner <i>Brian Lloyd</i>		Mailing Address of Authorized Person 765 North 10500 West Ogden, Utah 84404	
Phone <i>801-205-4247</i> 801-732-3312	Fax <i>801-201-8787</i> 801-731-4881		
Email Address <i>brian@risunTech.com</i> kernerw@compassminerals.com		Preferred Method of Written Correspondence <input checked="" type="checkbox"/> Email <input type="checkbox"/> Fax <input type="checkbox"/> Mail	
Property Information			
Project Name Dry Salt Storage Building		Total Acreage 0.38	Current Zoning M-3
Approximate Address 765 North 10500 West Ogden, Utah 84404		Land Serial Number(s) 10032004	
Proposed Use Construct an 80' X 208' Dry Salt Storage Building			
Project Narrative Great Salt Lake Minerals is committed to providing our clients with the best products possible in our industry. Currently we are storing palletized bagged products out of doors exposed to the elements. It is our desire to improve this situation. Therefore we propose to construct an 80' X 208' X 37' tall Quonset type building. The building will be enclosed with a fourteen foot equipment door and a man door on each end. Pallets will be brought from the nearby salt storage warehouse by a light duty fork lift. The pallets can be stacked to a height of approximately 15 feet. The building will have interior lights attached to the domed frame. For reference a similar building photo accompanies this submittal. We expect that a current Conditional Use Permit, CUP 2009-18, can be amended to accommodate this proposed project.			

Basis for Issuance of Conditional Use Permit

Reasonably anticipated detrimental effects of a proposed conditional use can be substantially mitigated by the proposal or by the imposition of reasonable conditions to achieve compliance with applicable standards. Examples of potential negative impacts are odor, vibration, light, dust, smoke, or noise.

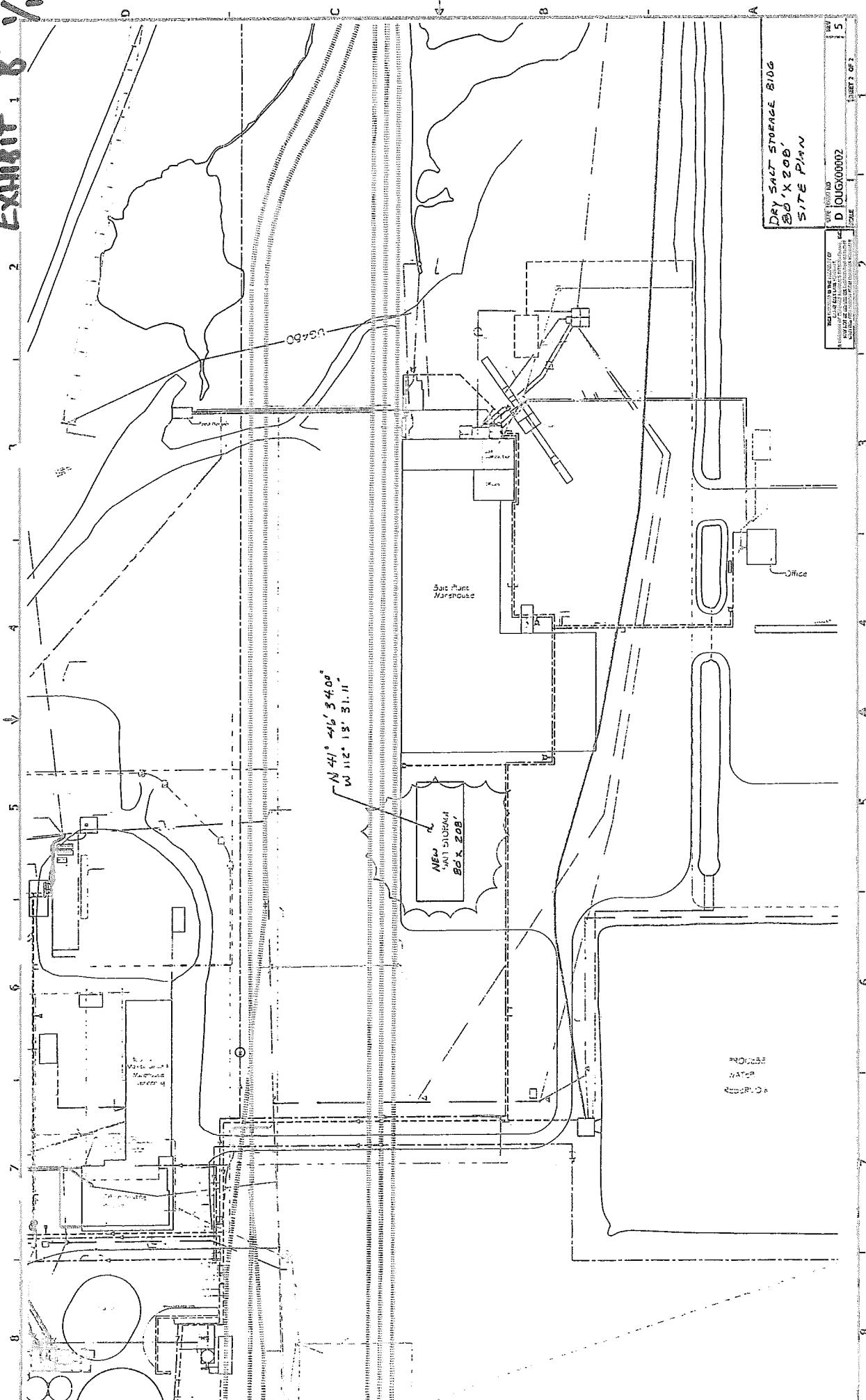
This proposed Building Project has no anticipated detrimental effects to the surrounding area. The proposed building height is less than others in the immediate area. The color, white, has been chosen to complement the existing buildings on site. The building look will compliment the look of the site. Great Salt lake minerals is in control of the local area. They will locate the building such that there are proper set backs from other buildings or rail road tracks. Building exterior lighting will be adequate to accommodate the local traffic around the building. But, will not be a hindrance to others who share the site. Great Salt Lake Minerals will accommodate any reasonable environmental objection if any are brought to light during the planning phase.

That the proposed use will comply with the regulations and conditions specified in the Zoning Ordinance and other applicable agency standards for such use.

Great Salt Lake Minerals will comply with any regulations that govern the issuance of the conditional use permit.

EXHIBIT "B" 1/1

EXHIBIT "B" 1/1



DRY SALT STORAGE BLDG
80' X 200'
SITE PLAN

DATE: 11/18/2013
D:\JUG\00002
SHEET 3 OF 7

N 41° 46' 34.00"
W 112° 13' 31.11"

NEW SALT STORAGE
80' X 200'

SALT PLANT
WAREHOUSE

OFFICE

PROCESS
WATER
RESERVOIR

\\jms\ut\Drawings\State\Utility\JUG\000002 Master Utility Drawing.dwg, 7/18/2013 11:56: AM, HP 24-42

BRITESPAN

BUILDING SYSTEMS INC

BUILDING COMPONENTS

EXHIBIT "C" 1/5

BRITESPANTM Building Components

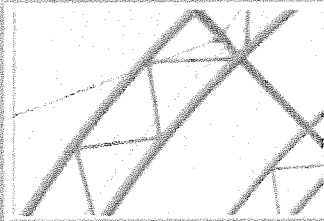
BRITESPAN Building Systems have been designed with unique components that enhance the durability and strength of the building.

18"-24" Deep Atlas Truss

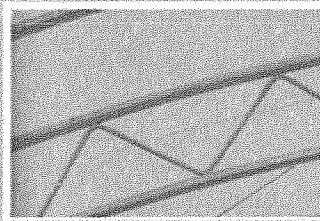
Continuous Webbed Truss
on Atlas Series

Concrete Mounting Boot

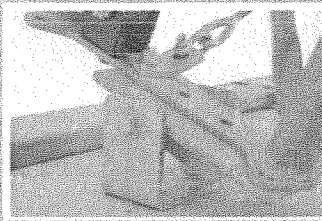
Solid Purlin Connection



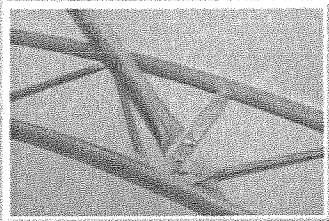
Cross Cabling



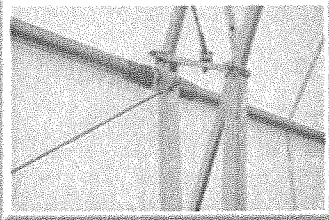
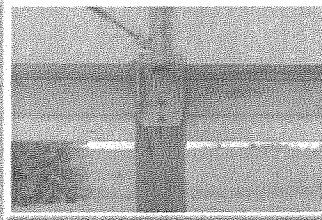
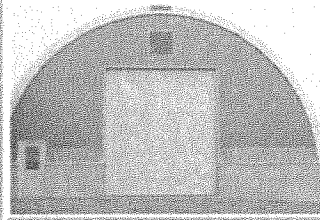
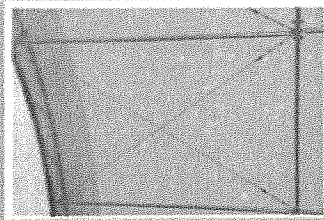
Precise Termination



Post Mount Bracket



Steel Legs



BRITESPANTM can customize your building to suit needs

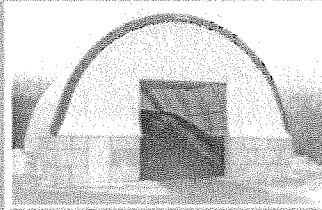
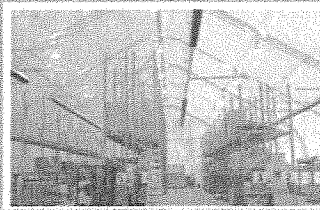
BRITESPAN Building Systems will customize your building to incorporate colors, ventilation, interior layouts, door and end wall options, foundations and space requirements to meet your needs.

Can Extend Cover-All's

Insulating

Foundations

Conventional Additions

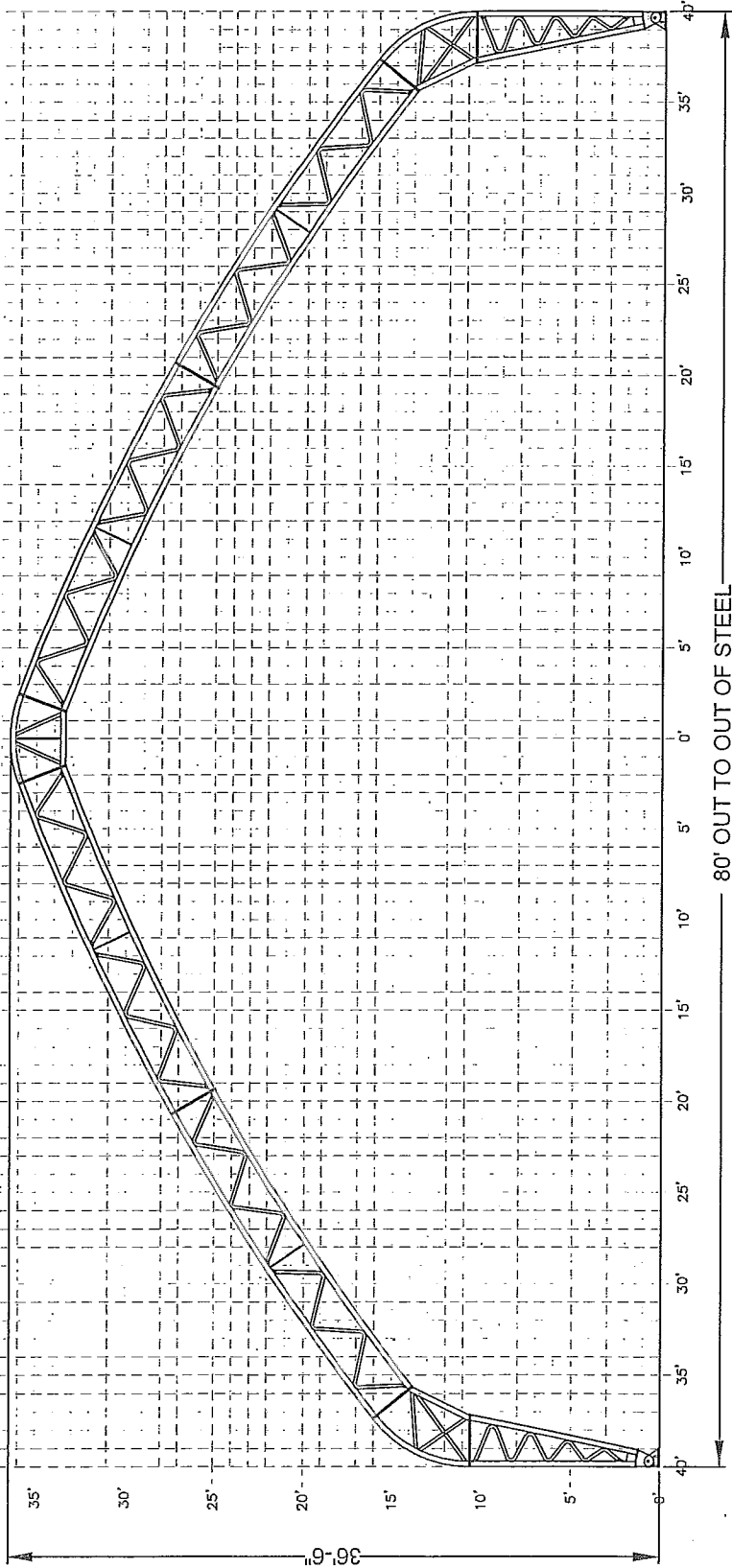


1.800.407.5846
www.britespanbuildings.com

BRITESPAN

BUILDING SYSTEMS INC

APEX 80'W



80'w APEX
 Outside Width : 80'
 Outside Height : 36' 6"
 Maximum Clearance : 33' 4"

□ = 1' x 1' GRID

80' OUT TO OUT OF STEEL

		DEALER 37651 Amberley Road Lucknow, ON, Canada N0G 2H0 PH: 1-519-528-2922 FAX: 1-519-528-2890		CUSTOMER:		PROJECT:		
		THIS DRAWING IS PROPERTY OF BRITESPAN ANY REPRODUCTION IN WHOLE OR IN PART WITHOUT THE EXPRESSED WRITTEN CONSENT OF BRITESPAN IS PROHIBITED. THIS DRAWING IS NOT TO SCALE UNLESS OTHERWISE NOTED.		WIDTH-STEEL-FAB-HSS-HSSDROP 80		DRAWING APEX - 80 W TITLE: PROFILE		
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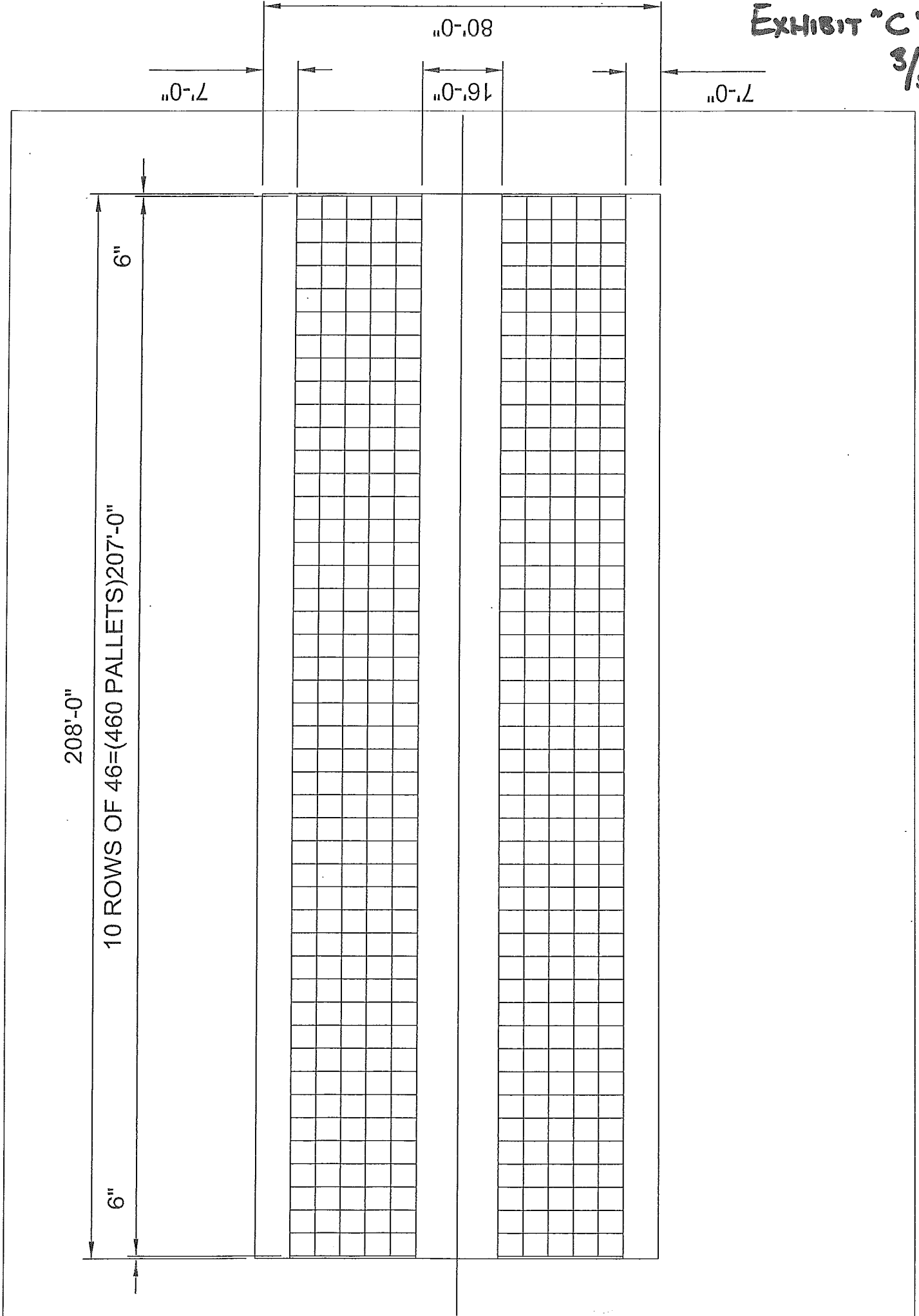
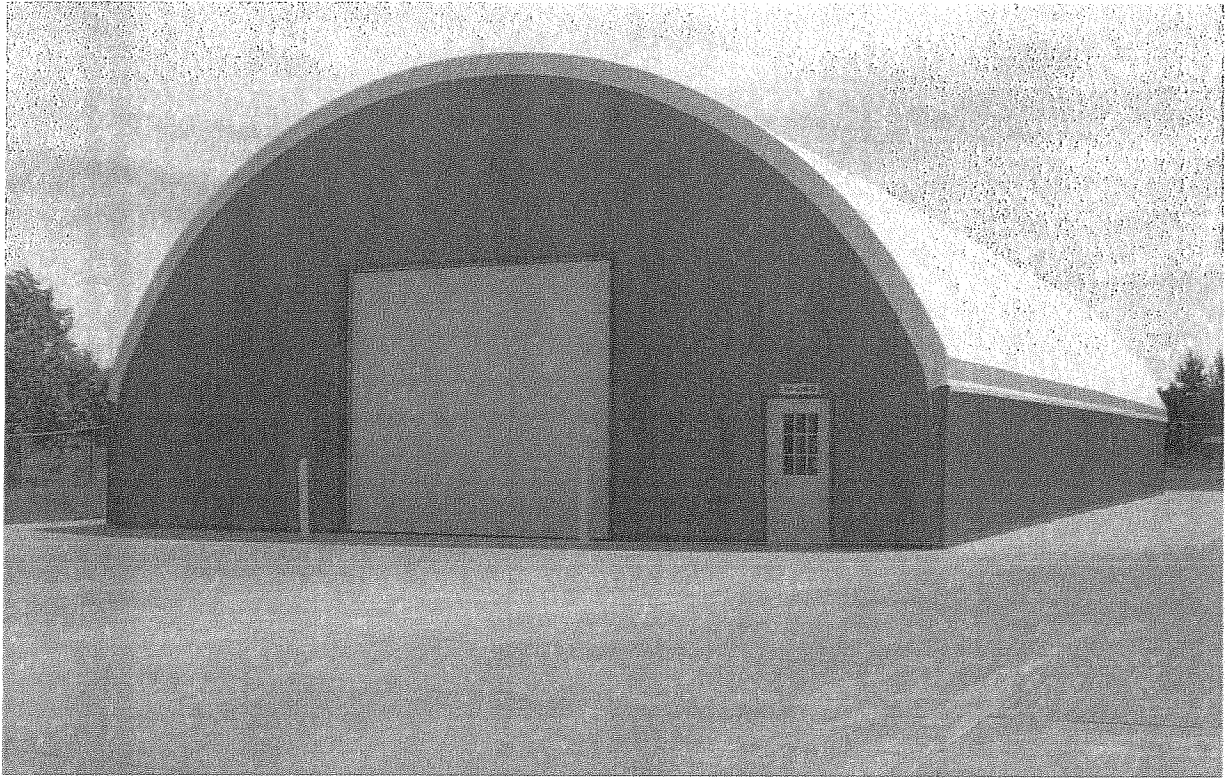


EXHIBIT "C"
4/5



EXAMPLE
BUILDING PHOTO



Building Description:

The building will have an eighty by two hundred and eight foot footprint. The two hundred and eight foot length will be in the nearly North/South direction. The building will have an eighty foot free span from side to side. The proposed building will be a hemisphere or cabin shape geometry with vertical end walls. A fourteen foot equipment door, exhaust fan and a man door will be located in each end panel. The man force resisting system (MFRS) for the building will be structural pipe truss. The MFRS building frames will be on sixteen foot centers along the two hundred and eight foot length. The building will be approximately thirty seven foot tall, measured from grade. The exterior skin will be composed of a light colored fabric suitable for local design environmental loading. The building will be a permanent structure founded on a concrete foundation.

Engineering

Dry Salt Storage Building at GSL	Project
Michael Tuttle	User
Weber County Engineering Division	Department
2013-02-05 09:47:16	Created
2013-02-05 09:47:45	Modified
Yes	Approved

Notes

I have had a chance to review the plan(s) and have the following comment(s):

1. A Storm Water Construction Activity Permit is required for any construction that:
 1. disturbs more than 5000 square feet of land surface area, or
 2. consist of the excavation and/or fill of more than 200cubic yards of material, or
 3. requires a building permit for which excavation or fill is a part of the construction, and less than five acres shall apply for a county permit.
2. A Storm Water Pollution Prevention Plan (SWPPP) is now required to be submitted for all new development where construction is required. The State now requires that a Utah Discharge Pollution Elimination Systems (UPDES) permit be acquired for all new development. A copy of the permit needs to be submitted to the county before final approval. Permits can now be obtained online thru the Utah State Department of Environmental Quality at the following web site: <https://secure.utah.gov/swp/client>.
3. Please submit the above information when submitting for the building permit. The UPDES permit referenced above is regarding the construction permit not the industrial permit.

I have tried to address all items of concern from the Engineering Department. However, this review does not forego other items of concern that may come to this department's attention during additional reviews or during construction of improvements. If you have any comments or questions concerning this review, feel free to contact me.

Weber Fire District Review

Dry Salt Storage Building at GSL	Project
Ted Black	User
Weber Fire District	Department
2013-01-30 08:41:46	Created
2013-01-30 08:41:46	Modified
Yes	Approved

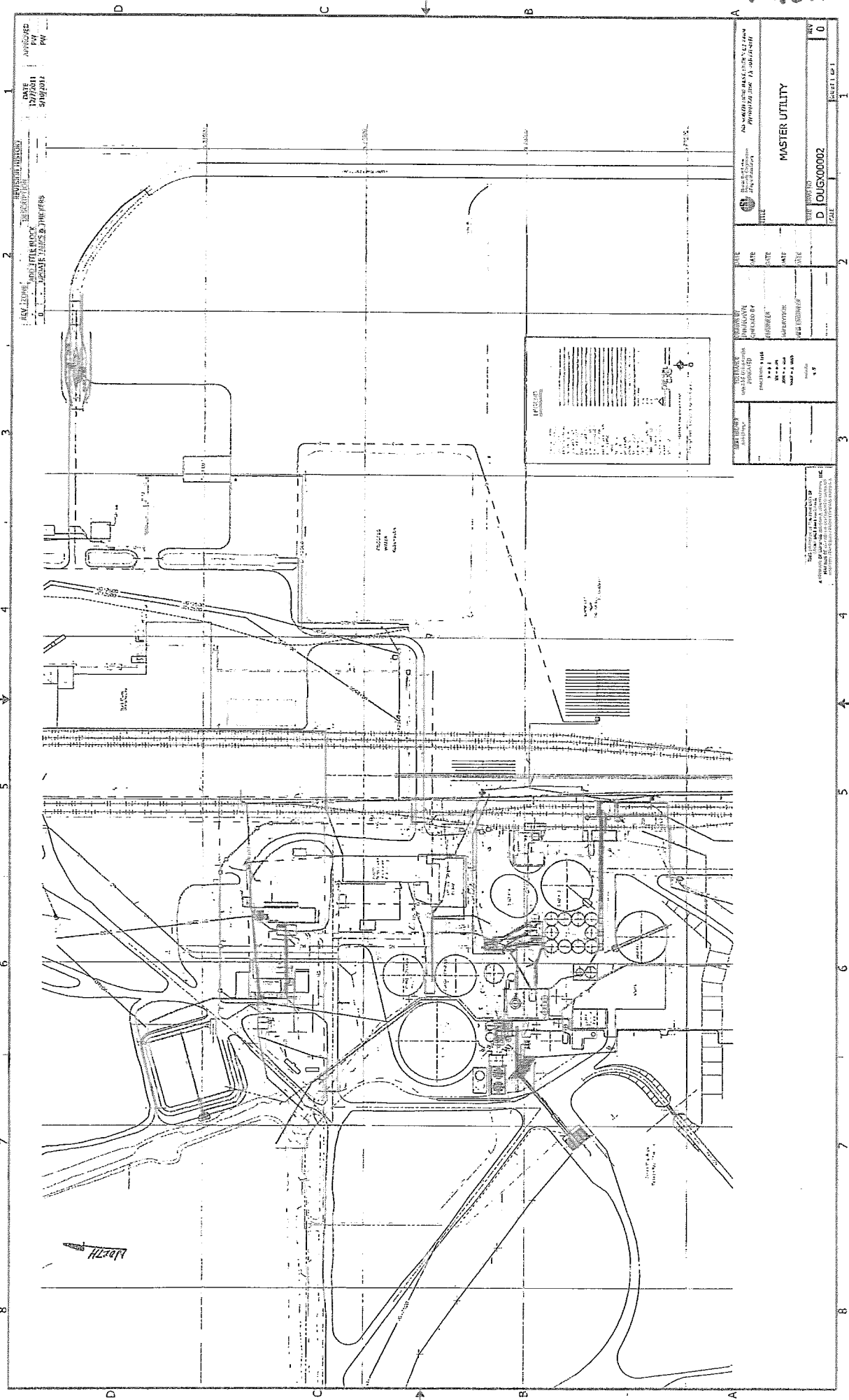
Notes

This project is approved as submitted.

Weber-Morgan Health Department

The location of the septic system is not indicated on the map. The additional building will not impact the septic system capacity but may not be constructed over a septic tank, pump tank or drainfield.

EXHIBIT "D" 4/4



REV. 12/08/01
 DATE 12/7/01
 BY PW
 5/8/01

PROJECT: WASTEWATER TREATMENT PLANT DRAWING NO: D 04UGX0002 SCALE: AS SHOWN	
TITLE: MASTER UTILITY	SHEET NO: 0
PROJECT NO: 04UGX0002	DATE: 12/7/01
DRAWN BY: ...	CHECKED BY: ...
PROJECT MANAGER: ...	PROJECT ENGINEER: ...
PROJECT NO: 04UGX0002	DATE: 12/7/01
DRAWN BY: ...	CHECKED BY: ...
PROJECT MANAGER: ...	PROJECT ENGINEER: ...

LEGEND

--- PROCESS CONTROL BUILDING

--- Aeration Tank

--- Clarifier

--- ...

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